

072.0

0003

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
709,100 / 709,100

APPRAISED:

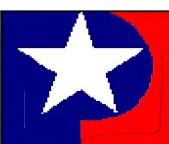
709,100 / 709,100

USE VALUE:

709,100 / 709,100

ASSESSED:

709,100 / 709,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
24		COLUMBIA RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: NICHOLSON RICHARD E	
Owner 2:	
Owner 3:	

Street 1: 24 COLUMBIA RD	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: NICHOLSON RICHARD F/CHARLOTTE -	
Owner 2: NICHOLSON RICHARD E -	

Street 1: 24 COLUMBIA RD	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .214 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1830 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	9320	Sq. Ft.	Site	0	70.	0.75	12										489,718						489,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9320.000	218,800	600	489,700	709,100		45597
							GIS Ref
							GIS Ref
							Insp Date
							09/25/18

!6077!

**USER DEFINED**

Prior Id # 1: 45597

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT								Parcel ID	072.0-0003-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	218,800	600	9,320.	489,700	709,100		Year end	12/23/2021
2021	101	FV	211,600	600	9,320.	489,700	701,900		Year End Roll	12/10/2020
2020	101	FV	211,700	600	9,320.	489,700	702,000	702,000	Year End Roll	12/18/2019
2019	101	FV	187,000	600	9,320.	454,700	642,300	642,300	Year End Roll	1/3/2019
2018	101	FV	184,600	600	9,320.	454,700	639,900	639,900	Year End Roll	12/20/2017
2017	101	FV	184,600	600	9,320.	398,800	584,000	584,000	Year End Roll	1/3/2017
2016	101	FV	184,600	600	9,320.	363,800	549,000	549,000	Year End	1/4/2016
2015	101	FV	173,300	600	9,320.	321,800	495,700	495,700	Year End Roll	12/11/2014

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
NICHOLSON RICHA	52748-332		5/11/2009	Family	218,750	No	No						
LITCHFIELD WILL	50105-548		9/17/2007	Family		1	No	No					
NICHOLSON RICHA	50105-546		9/17/2007	Family		1	No	No					
	13598-419		12/1/1978		49,000	No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
11/18/2011	1529	Siding	9,450							9/25/2018	Inspected	DGM	D Mann
10/27/2010	2207	Siding	1,500					reside dormer		9/8/2018	MEAS&NOTICE	BS	Barbara S
										5/3/2012	Info Fm Prmt	MM	Mary M
										3/23/2009	Meas/Inspect	189	PATRIOT
										11/3/2000	Hearing N/C	163	PATRIOT
										4/4/2000	Inspected	276	PATRIOT
										11/3/1999	Mailer Sent		
										10/13/1999	Measured	256	PATRIOT
										12/1/1991		PM	Peter M
										Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type:	5 - Cape			Full Bath:	1	Rating:	Average	OF=SINK IN BMT; BISHOP SCHOOL.															
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	Rating:																		
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:																	
Foundation:	1 - Concrete			A 3QBth:	Rating:																		
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																
Prime Wall:	4 - Vinyl			A HBth:	Rating:																		
Sec Wall:				OthrFix:	1	Rating:	Average																
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid   Desc: Line 1   # Units 1															
Color:	BROWN			A Kits:	Rating:			Level   FY LR DR D K FR RR BR FB HB L O															
View / Desir:				Frl:	1	Rating:	Average	Other															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper															
Grade:	C - Average			<b>CONDOS INFORMATION</b>				Lvl 2															
Year Blt:	1947	Eff Yr Blt:							Lvl 1														
Alt LUC:								Lower															
Jurisdct:																							
Const Mod:																							
Lump Sum Adj:																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>							
Avg Ht/FL:	STD			Phys Cond:	AV - Average			31.	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal	2	- Plaster			Functional:				%	Interior:	1	6	3										
Sec Int Wall:				Economic:	L - Location			5.0	%	Additions:													
Partition:	T	- Typical			Special:				%	Kitchen:													
Prim Floors:	4	- Carpet			Override:				%	Baths:													
Sec Floors:	3	- Hardwood			Total:	34.45	%			Plumbing:													
Bsmnt Flr:	12	- Concrete								Electric:													
Subfloor:									Heating:														
Bsmnt Gar:									General:														
Electric:	3	- Typical																					
Insulation:	2	- Typical																					
Int vs Ext:	S																						
Heat Fuel:	2	- Gas																					
Heat Type:	3	- Forced H/W																					
# Heat Sys:	1																						
% Heated:	100	% AC:																					
Solar HW:	NO	Central Vac:			NO																		
% Com Wal				% Sprinkled:																			
<b>MOBILE HOME</b>				Make:	Model:			Serial #			Year:			Color:									
<b>SPEC FEATURES/YARD ITEMS</b>																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00 T	23.2	101												
19	Patio	D	Y	1	20X12	A	AV	1974	3.81 T	36	101				600		600						
<b>PARCEL ID</b> 072.0-0003-0006.0																							
<b>IMAGE</b>																							
<b>AssessPro Patriot Properties, Inc</b>																							

